

GAITHERSBURG WEST MASTER PLAN
Community Meeting
Comments from Break-Out Groups
November 12, 2008

Group 1

1. Status of Banks Farm deed conditions and restrictions.
2. Meaning of related uses (from deed).
3. Need setbacks to adjoining residents.
4. CCT
5. Bike lanes Shady Grove Road.
6. Sequence of public facilities to development activities.
7. Noise from Great Seneca Highway (state highway).
8. Link hiker/biker trails.
9. Publicize meetings in the Gazette meeting notices, QO Library, Giant Food.
10. Not all neighborhoods have HOAs.
11. Like mixed use.
12. Height of buildings.
13. Mass transit in Montgomery County doesn't work well.
14. Current bus routes are not helpful to people who want to go to Germantown, etc.
15. High density not the whole answer—pedestrian connections.
16. Will hazardous materials; bio-hazards be used by JHU?
17. Cold Spring Harbor, NY as model example of historic building reuse/research buildings; character of area represented.
18. Workers not represented in these meetings.

Group 2

1. What type of development is planned on Belward?
2. Describe light-rail.
3. Will there be parking at the Belward CCT station?
4. Need pedestrian crossing at Route 28.
5. Will there be parking at the Crown Farm CCT station?
6. What would be the hours of operation for the CCT?
7. Does the hospital have a master plan for future development?
8. Need safe sidewalks throughout.
9. What about "green buildings"?
10. Concerns about the cost and maintenance of CCT as it applies to the level of ridership.

Group 3

Vision – The Life Science Center will be a place to provide research without compromising the quality of life for existing and future residents.

LSC – Characteristics

1. Less density than current plan scenario (high density 62,000 jobs).
2. World Class.
3. Green space – as much as possible.
4. Locate proposed buildings.
5. Walking paths.
6. Buffer areas.
7. Bikeways.
8. Transit is good but density is problem, especially high rise buildings.
9. Tiered development/"tenting" with greater density at "back" of Belward.
10. High density (higher than 1996 Preliminary Plan for Belward).
11. Good development.
12. Amenities – for high density.
13. Shops and restaurants.
14. Mixed Use – more housing to live near shops that are there.
15. Buffer along north side of Belward,
16. Alternate transit Route at "Belward East."
17. Building heights:
 - a) LSC CCT station: higher density at hospital; higher than existing.
 - b) PSTA CCT station: less height than at LSC.
 - c) Belward LSC: How to integrate farm with higher buildings?
18. Uses:
 - a) LSC Core
 - Larger hospital
 - Research
 - Retail/Restaurants
 - Not optimal for mixed use
 - b) PSTA
 - Retail/Restaurants
 - Housing
 - Main public space
 - Housing with retail below
 - Community facilities

- Library
- c) Belward
 - Medium density at North Central area with transition to lower density
 - Research facilities
 - Green space
 - Academic
 - Temporary housing for employees and scientists
 - Farm:
 - Preserve “farmstead” with picnic areas, cows
 - Water area and a pathway to walk around (for scientists)
- 19. Open space/green:
 - Belward and buffer
 - At Muddy Branch
 - All around the farm
 - Public square/urban plaza at PSTA.
 - Concern about environmental pollution.
- 20. New development at Hopkins MCC campus on Medical Center Drive
- 21. Transportation comments:
 - 3-1/2 years of impact for road widening
 - Alternate route at Muddy Branch
 - Change plans for interchanges
 - Interchange impact
 - Congestion at 119 is a problem now

ACTIONS:

1. Make sure roads are complete prior to build-out
2. Move PSTA
3. Do something at Muddy Branch and Great Seneca
4. Approve a Master Plan